

**Springerville Planning & Zoning Commission
Work Session Minutes
March 16, 2006**

Present: Chairman Bill Lucas, Richard Spitzer, Rhonda Francisco, Councilman Pete Hunt
Staff: Larisa Bogardus, Zoning Administrator
Public: None

1. CALL TO ORDER

Chairman Bill Lucas called the meeting to order at 7:06 p.m.

Roll Call: Present:
Bill Lucas
Richard Spitzer
Rhonda Francisco

2. PUBLIC PARTICIPATION: None.

OLD BUSINESS

3. PLANNED UNIT DEVELOPMENTS: Discuss drafting a planned unit development ordinance and direct staff.

Commissioner Spitzer said he liked the original PAD regulations, but would like to see some modifications. In particular, he felt options should be broken down into residential/commercial and commercial/industrial. He noted that Gilbert has four PAD classifications for different areas and uses. He felt one with the two classifications was sufficient for Springerville. Eagar allows 2 years for development of a site plan. He wondered if this was too long.

Chairman Lucas suggested the commission define what it wants from a site plan and develop a checklist of points that should be included.

Commissioner Spitzer asked if the commission should set fees. Chairman Lucas said fees are determined by council separately. Ms. Bogardus said they would be similar to the fees associated with subdivisions and rezonings. Chairman Lucas said the county approves a preliminary proposal and for developers before they have to invest in engineering and design of a full-fledged site plan. Various departments then offer directives pertaining to drainage, roads, etc. based on the prelim.

Councilman Hunt asked what determines a PAD. Chairman Lucas explained that it generally includes a mixture of uses and densities in one area. Ms. Bogardus observed that Mountain Gateway might have been a good candidate for a PAD, rather than the split zoning applied.

Councilman Hunt asked about infrastructure. Chairman Lucas said that is part of the checklist and would be determined on a case-by-case basis. Commissioner Spitzer said there should be some general requirements and enforcement mechanism.

Chairman Lucas said typically these elements and others, such as phases, a timeline, landscaping and screening, are included in the development agreement. Requiring a bond can assure completion.

Commissioner Spitzer said some basics should be included so there is no room for argument. He also asked about hearings and notifications. Ms. Bogardus said it would be treated like any rezoning application, the regulations are already set.

It was decided to amend the minimum acreage from 5 to 10. Ms. Bogardus was directed to draft a document for consideration at the next meeting.

NEW BUSINESS

4. **INDUSTRIAL USES:** Discuss possible zoning classifications for a recycling business; review the industrial and light industrial classifications of the zoning code; and direct staff.

Ms. Bogardus said she had been contacted by an individual interested in starting a recycling business. The code does not address recycling, however, she checked other communities and found that such businesses are typically lumped in with heavy industrial uses. The airport is zoned for light industrial use. Although there is an industrial zoning class, nothing is zoned industrial.

Councilman Hunt said it has no aesthetic value and belongs in an industrial area, but perhaps could be allowed as light industrial. Ms. Bogardus suggested making it a conditional use.

Chairman Lucas asked if a code amendment was needed. Ms. Bogardus said no, she just needed to know what to tell the interested party.

Ms. Bogardus went on to explain that there are some discrepancies in the code relating to industrial uses. One, all permitted and conditional commercial uses are allowed in an industrial zone, but not light industrial. Also, the code lists commercial, industrial and light industrial, which is somewhat out of order. She asked the commissioners to review the code and see if they saw any other changes that might be needed. It was decided to discuss again it at the next meeting.

5. **BIG BOX STORES:** Consider appointing a commissioner to work with the zoning administrator and their counterparts from the Town of Eagar to research "big box" ordinances for future discussion.

Ms. Bogardus said this had been raised in both communities and she and Eagar's zoning administrator felt it should be a collaborative effort. Chairman Lucas suggested involving the county, too. Commissioner Francisco asked if it wasn't inevitable. Councilman Hunt said he is very opposed to big boxes because they hurt small, local businesses. Chairman Lucas said there are pros and cons. The potential tax revenue is very attractive. He volunteered to participate, but said he would look at restrictions on size and so forth, not a ban. Ms. Bogardus said that is really all the town can do, otherwise there are discrimination issues.

6. **ADJOURNMENT:** Richard Spitzer/Rhonda Francisco motion to adjourn. Passed 3-0.

The meeting adjourned at 8:12 p.m.

William Lucas, Chair